

BROADLANDS

Association, Inc.

Date: March 31, 2023

To: <Owner First Name> <Owner Last Name>
<Second Owner>
<Property Address>
<Property City>, <Property State> <Property Zip>

Re: **Announcement of 2023 Annual Meeting of Broadlands Association, Inc. and Election of Directors**

In accordance with Article II, Section 2.3(a) of the Bylaws for Broadlands Association, Inc., you are hereby officially notified of the 2023 Annual Meeting of Broadlands Association, Inc.

The Annual Meeting of Members will be held as follows:

Date: Wednesday, May 3, 2023
6:45 PM Registration Begins
7:00 PM Call to Order

Location: Virtual via: www.broadlandshoa.org/annualmeeting

Broadlands Association, Inc. has chosen to use [TIEiVOTE™](#) online voting again for the Election of Directors. This provides the association's members the option to vote via paper proxy or vote online. The online system offers an easy way to vote in a secure, quick and cost-effective manner.

To access the Broadlands Voting Site, please visit www.tieivote.com and enter your unique username and password listed below.

Username: <USERNAME>

Password: <PASSWORD>

Make sure to use the exact Username and Password listed above to take you to this year's election.

You will be directed to Broadlands Association's voting website where you can view the official notice and information about the annual meeting, view materials regarding the election, and access the online proxy. Please take advantage of this system. Note: If your paper proxy is received by mail, you will be able to log into the system but will be locked out of the online voting. If your paper proxy is received by mail and you have already voted online, your paper proxy will be voided.

Enclosed with this notice are the following:

- ✓ Annual Meeting Agenda
- ✓ Election and Voting Information from The Inspectors of Election, LLC (TIE)
- ✓ Completed Nomination Forms
- ✓ Draft of 2022 Annual Meeting Minutes
- ✓ A Proxy Form and Instructions
- ✓ A "Return/Registration Envelope" for returning your Proxy

Please feel free to contact me at sarah@broadlandshoa.com with any questions on the Association's election. If you have any questions about the process or have any issues with the online voting system, please contact The Inspectors of Election at 888-211-5332 or email info@tieivote.com.

We look forward to seeing you virtually at the Annual Meeting on Wednesday, May 3, 2023.

Sarah E. Gerstein, CMCA®, AMS®, LSM®, PCAM®
General Manager
On Behalf of the Broadlands Association, Inc. Board of Directors

BROADLANDS

Association, Inc.

26th ANNUAL MEETING WEDNESDAY, MAY 3, 2023

**VIRTUAL MEETING
7:00 PM - 9:00 PM**

AGENDA

- I. Roll Call - Proof of Quorum**
- II. Proof of Notice of Meeting**
- III. Introductions**
 - A. Acknowledgement of Volunteers**
 - B. Acknowledgement of Staff**
- IV. Explanation of Elections Process and Election of Directors**
 - A. Introduction of Candidates**
- V. Approval of Minutes – May 10, 2022**
- VI. Reports of Officers and Directors**
 - A. President’s Report**
 - B. Treasurer’s Report**
- VII. Report of Committees**
 - A. Broadlands Live!**
 - B. Events Committee**
 - C. Modifications Subcommittee**
 - D. Technology Committee**
- VIII. Owners’ Comments**
- IX. New Business**
- X. Old Business**
- XI. Election Results**
- XII. Adjournment**



Election and Voting Information

The Election of Directors voting process is overseen by an independent third-party inspector of elections. Your Board of Directors has contracted **The Inspectors of Election (TIE)** to provide that function for this election cycle.

Quorum for the Annual meeting is described as 10% of Broadlands Association, Inc.'s eligible voters.

You will be voting for up to three (3) candidates to fill the open positions on the Board of Directors. The three (3) candidates receiving the highest number of votes cast by the members voting will be elected to a three-year term to end in May of 2026. In the event of a tie vote between candidates for the final position, the tying candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.

TIEiVOTE™ security requires multi-property owners to use the Username and Password allocated to the specific property/unit. Use the Username and Password provided in this mailing to cast your vote online or vote by marking and returning the paper Proxy provided. If you misplaced the information, please contact TIE at info@tieivote.com for assistance.

The TIEiVOTE™ online process is as follows (Online Polls Close at 5:00 PM on Tuesday, May 2, 2023):

1. Go to **www.tieivote.com**.
2. Fill in the **Username and Password listed on the first page of this notice** to navigate to your association's election site.
3. Read all of the information carefully prior to going to the Official Proxy screen for voting.
4. Cast your vote(s) and click Continue on the bottom of the screen.
5. On the following screen, confirm your votes and follow the instructions to Submit your online votes.
6. You will receive a confirmation email that your vote was received. If you wish a receipt, please save the confirmation email or print it for your records.

The Process for voting your paper Proxy is as follows:

1. Complete the Proxy in the packet. **Use only black or blue ink. Please see back of Proxy for complete instructions.**
2. Place your completed Proxy in the Return Envelope and seal.
3. Mail your Proxy in the Return Envelope. It is pre-addressed to TIE but please add postage. It must be received by TIE by mail no later than **5:00 PM on Tuesday, May 2, 2023.**

You are encouraged to visit www.tieivote.com to vote electronically with the username and password that has been provided or complete the Official Proxy now and mail it to TIE. The Inspectors of Election will only accept one form of voting: either paper or online. The method TIE receives first will be the method accepted.

If you are experiencing trouble accessing the online system with the username and password provided above, please contact info@tieivote.com for assistance. If you have lost or destroyed your paper proxy, contact The Inspectors of Election at least 10 days before the voting deadline to arrange for a replacement proxy to be mailed or simply vote online at www.tieivote.com with the username and password listed in this correspondence.

TIE's responsibility in this process is to provide this election package to each owner in good standing; receive the returned paper or electronic Proxy; register and count the votes. TIE will certify the voting/election results and provide them to your Board of Directors.

How can you help? Do not wait for the last minute to complete your voting. Set a goal to complete your online ballot or return your paper ballot within five (5) days of receiving this package.

For assistance or questions on the balloting process, please contact The Inspectors of Election at info@tieivote.com or 888-211-5332.

We thank you for your participation and look forward to holding a successful election on your behalf.

Kurtis Peterson, CMCA®
The Inspectors of Election, LLC

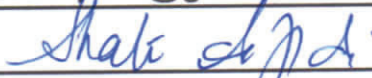
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BROADLANDS

Association, Inc.

NOMINATING FORM 2023 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Shashi Aadipudi
ADDRESS: 42985 Ridgeway Dr, Ashburn, VA 20148
PHONE(S): (240) 786-2323
EMAIL: saadipudi@gmail.com
SIGNATURE:  DATE: 3/23/23

QUALIFICATIONS: (Pertinent Biographical Information)

As someone who loves this community, I started attending board meetings of Broadlands and SouthernWalk HOAs, immediately after moving in 2012. Soon, I found myself spending lot of time interacting with SouthernWalk community and Board, as that was the pressing need of the day. Currently, I am serving as the Vice President of SouthernWalk HOA. I have over 20 years of experienced in projejct management in softwae industry.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

I wish to server the Broadlands community as a Board member. As everything degrades with age, my first priority as a board member would be to ensure this wonderful community and HOA facilities do not degrade. My second prioirty would be to enhancing the communitfy facilities and assets. My experience in project management and board membership gives me the right skills and tools to contribute to the community.

Return to: Broadlands Association, Inc.
21907 Claiborne Parkway
Broadlands, VA 20148
Email Sarah@Broadlandshoa.com


*Applications must be returned by 5:00pm on March 24, 2023
for inclusion in the Newsletter, Website, and official Annual Meeting notice.*

BROADLANDS

Association, Inc.

NOMINATING FORM 2023 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Eric Bazerghi
ADDRESS: 43147 Arundell Ct
PHONE(S): 571-207-6505
EMAIL: eric@thehouse.net
SIGNATURE:  **DATE:** 03/20/2023

QUALIFICATIONS: (Pertinent Biographical Information)

I have been a resident of Broadlands since 1999 and have served on multiple committees as well as on the Board. As an active member of the Tech Committee for the last 20+ years, I have administered our website and forums. I believe that I am an active, fair and very vocal participant on the Board, striving to keep our costs down, while maintaining a high level of quality services residents expect from the Board and HOA. I believe my years of experience will be an asset to the Board and HOA.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

My family and I love Broadlands and strive to be involved in the community we have called our home for almost 25 years. I'm interested in helping to keep HOA costs down, while continuing to provide services, amenities and events that make our community unique, sought after and admired. I believe the role of the Board and HOA is to be an advocate for the residents they serve, and to work with residents for the benefit of the community as a whole. I hope you will give me the opportunity to serve & represent you.

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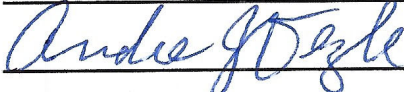
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BROADLANDS

Association, Inc.

NOMINATING FORM 2023 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Andre J. Deazle
ADDRESS: 42956 Ellzey Drive
PHONE(S): (646) 729 5973
EMAIL: andredeazle@yahoo.com
SIGNATURE:  DATE: 03/24/2023

QUALIFICATIONS: (Pertinent Biographical Information)

I'm a seasoned financial services professional who currently works for a NYC-based bank. (See my profile on LinkedIn for my professional experience.) Prior to my family's arrival to the Broadlands community, I was Treasurer of the Board of the 344-unit cond-op building where my family lived from July 2017 until recently. In that role, I was able to add value by (i) viewing decisions and likely outcomes through a financial lens; (ii) fully thinking through and understanding the potential long-term effects of decisions made today; (iii) assessing situations quickly and making decisions in the interest of preserving equity, integrity and shareholders' asset values; and (iv) working with stakeholders to achieve results in the interest of the building's long-term viability.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

- (i) Genuine interest in understanding and managing the complexities currently facing evolving communities including (i) real estate development; (ii) property management; and (iii) resource allocation.
(ii) Applying my historical experiences, business knowledge and strategic thinking to making real-world decisions required to ensure the continuity of certain living standards and expectatoion within a community, and
(iii) Giving serve to the community where my wife and I chose to relocate to and rasise our two children in.

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BROADLANDS

Association, Inc.

NOMINATING FORM 2023 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Kay M. Dillon

ADDRESS: 21586 Goodwin Court

PHONE(S): 703-405-4750

EMAIL: kandkdillon@yahoo.com

SIGNATURE: Kay M. Dillon **DATE:** March 24, 2023

QUALIFICATIONS: (~~Pertinent~~ Biographical Information)

My husband and I own 2 homes in Broadlands and have lived in the community since 2007. Since then, we have been active participants in various committees and events. I joined the HOA Board in May 2021 and have valued the time spent representing and serving my fellow neighbors. In my professional life, I am a real estate agent with a background in corporate sales, marketing, and complex contract negotiations, all skills which have been valuable assets as a member of the Board. Having the perspective of both a resident homeowner and landlord has also given me a unique view on the needs and concerns from different types of homeowners within the community.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

We have 4 boys who have grown up in Broadlands. During that time, our family has benefited in so many ways and made many memories throughout the years at various community events. We greatly value the sense of community, the pride of ownership, and the activities and events offered within Broadlands. I recognize this area is rapidly changing and with that growth comes not only growing pains, but opportunity. I have a sincere desire to maintain all the things we love so dearly about our neighborhood while also looking for ways to expand and enhance the lifestyle and community amenities we offer to keep Broadlands a community so many are eager to join.

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BROADLANDS ASSOCIATION, INC.
ANNUAL MEETING
Held via Virtual Meeting
May 10, 2022

BOARD MEMBERS IN ATTENDANCE:

David Baroody	President
Heidi Eaton	Vice President
Dawne Holz	Secretary-Treasurer
Eric Bazerghi	Director
Cliff Keirce	Director
Tania Marceau	Director
Bill Kolster	Director
Kay Dillon	Director
John Gallagher	Director

OTHERS IN ATTENDANCE:

Terry Hoffman	Guest Speaker, Dulles Greenway
Mark Taylor	Representative, Hyde Park Development Project
Shawn Batterton	Representative, Hyde Park Development Project
James Brothers	Representative, Hyde Park Development Project
Sarah Gerstein	General Manager, Broadlands Association
Kelsey Cockrill	Independent Recording Secretary

Approximately 25-30 additional residents

I. ROLL CALL/PROOF OF QUORUM:

President Baroody called the May 10, 2022 Annual Meeting to order at 7:00 p.m.

GM Gerstein announced that quorum had been met prior to commencement of the meeting with 357 total proxies received representing 10.89% of the membership.

II. PROOF OF NOTICE OF MEETING:

GM Gerstein stated that the Annual Meeting notice and full election package was mailed to all unit owners. She additionally noted that the Annual Meeting notice was also emailed to every unit owner with an email address on file.

III. INTRODUCTION OF THE BOARD OF DIRECTORS:

President Baroody introduced the current members of the Board of Directors to those in attendance.

IV. EXPLANATION OF ELECTIONS PROCESS AND ELECTION OF DIRECTORS:

GM Gerstein stated that there are currently four positions up for election, with four applications for candidacy received. She additionally stated that an Elections Committee was appointed by the Board of Directors in January 2022, consisting of Tania Marceau, John Horner, and Sarah Gerstein. The Elections Committee works with The Inspector of Election, TIEiVote, to certify the election results.

Additionally, GM Gerstein called for nominations from the floor, to which there were none.

V. **REVIEW AND APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES:**

(M) *Upon a motion duly seconded and carried, the Membership moved to approve the May 4, 2021 Annual Meeting minutes, as presented. Director Bazerghi made the motion, seconded by Director Gallagher. All were in favor and the motion passed unanimously by all members in attendance.*

VI. **REPORT OF OFFICERS AND DIRECTORS:**

- Each member of the Board of Directors expressed their appreciation for the Board, the staff, the volunteers, and the community in general for continuing to make Broadlands a great place to live. Several members of the Board additionally thanked Cliff Keirce for his many years of service on the Board of Directors.
- Secretary-Treasurer Holz gave her Treasurer's Report with the following highlights:
 - ✓ The Association continues to be solvent and working within the operating budget.
 - ✓ Reserve Balances are on track with the Reserve Study recommendations.
 - ✓ The draft audit for the period ending December 31, 2021 is currently in progress.
 - ✓ The Association continues to maintain a low delinquency rate.
- President Baroody announced some of the Association's accomplishments over the last year, including but not limited to:
 - ✓ Continuing of essential services despite the Covid-19 pandemic.
 - ✓ Reopened the Community Center and Fitness Center.
 - ✓ Passed a Resolution to allow for virtual meetings of the Board and the membership.
 - ✓ Approved revisions to the Standards and Guidelines as needed.
 - ✓ Processed over 1,000 architectural modification applications and 191 resale inspections during 2021.
 - ✓ Worked with the USDA to remediate excessive numbers of vultures roosting in the community.
 - ✓ Opened all three pools despite staffing shortages.
 - ✓ Renovated the Southern Walk bathhouse, as well as invested in repairs, remodels, and upgrades to many different amenities throughout the community.
 - ✓ Hosted two socially distanced Broadlands Live! concerts and several additional events.
 - ✓ Executed annexation agreements with Van Metre for Section 202 and Section 23.
 - ✓ Current and upcoming projects include review of traffic calming measures, a communications survey, new pool furniture, renovation of the Nature Center, and replacement of two tot lots.
- Additionally, President Baroody thanked the candidates for running for election, and thanked each Broadlands staff member by name for his or her service to the community.

VII. **REPORT OF COMMITTEES:**

- **Broadlands Live! – provided by Chair Jason Pualoa:**

Broadlands Live! is preparing to throw two concerts this year and is looking for fundraising options and volunteers to assist with the events.

97 • **Conservation Landscape Committee – provided by GM Gerstein:**

98 The Committee has been working on a few small projects around the community.

99 • **Events Committee – provided by GM Gerstein:**

100 The Events Committee has successfully thrown several socially distanced events
101 and will continue to do so in the coming year.

102 • **Modifications Subcommittee – provided by Committee Member Bill Kolster:**

103 The Modifications Subcommittee is fully staffed and is meeting 20 times per
104 year. The Subcommittee implores residents to submit applications to the
105 HOA/Subcommittee for any and all exterior modifications prior to
106 commencement of the work.

107 • **Technology Committee – provided by Chair Dawne Holz:**

108 The Committee is working on app redevelopment and website updates. The
109 Committee also helped to get solar panels installed on the Nature Center in 2019,
110 and in the past year, the cost of the electricity at the Nature Center has been
111 entirely offset by the production from the solar panels.

112
113 **VIII. OWNER FORUM:**

- 114 • Several residents in attendance questioned the Board and the Hyde Park Development
115 Project team regarding the proposed annexation of the planned Hyde Park community, as
116 well as the possibility of other options such as data centers.
117 • A resident posed a question regarding landscaping plans.
118 • A resident posed a question regarding cable lines in the community.
119 • Several residents expressed their appreciation to the Board and the HOA staff for their
120 continued work within the community.

121
122 **IX. GUEST SPEAKER:**

123 Terry Hoffman, a representative of Dulles Greenway, was in attendance to present information
124 regarding the status of the Dulles Greenway and its effect on Broadlands Association.

125
126 **X. NEW BUSINESS:**

127 Nothing noted.

128
129 **XI. OLD BUSINESS:**

130 Nothing noted.

131
132 **XII. ELECTION RESULTS:**

133 GM Gerstein stated that there are four vacant positions on the Board of Directors. Three of the
134 vacant positions are three-year terms, and one vacant position is a one-year term.

135
136 With 357 total proxies received, she announced that David Baroody, John Gallagher, and Jason
137 Pualoa were all elected to the Board of Directors and will each serve three-year terms through
138 May of 2025. Additionally, she announced that Eric Bazerghi had also been elected to the Board
139 of Directors and will serve a one-year term through May of 2023.

140
141 **XIII. ADJOURNMENT:**

142

143 (M) *President Baroody moved through unanimous consent to adjourn the May 10, 2022 Annual*
144 *Meeting at 8:32 p.m. All were in favor and the motion passed unanimously by all members in*
145 *attendance.*

146

147

148 Respectfully Submitted By,

149 Kelsey Cockrill